



CARRIAGE MANOR RESORT



Rumble Sheet

September 2012

Check out Channel 18 on the website!



Welcome

Member Login

Rumble Sheet

Channel 18

CM Forms

Property Boss

Tour Resort

Activities

Patio Grill

Attractions

Sales

Rentals

Resort Map

Travel Information

Reservation Requests

Welcome To Carriage Manor Resort!



Trash schedule:

Sections 1 and 2: Monday and Thursday

Section 3: Tuesday and Friday

RECYCLE: Sections 1,2,and 3 Wednesday

Please Have ALL of your items out at the curb by 8 am

Any trash placed out on Wednesdays WILL be left .

LABOR DAY

POTLUCK

HAPPY HOUR 4:00

DINNER AT 5:00

CONTACT

KATHY SLATER

(480)380-5444

BETTY JOY FISCHER

(480)984-6151

www.carriagemanorrv.com

BOARD NEWS

President's Message



It's beginning to feel just a bit like fall in my neck of the woods. This is the best time of the year in Oregon. Warm days, cool nights and crispy mornings, and the leaves are thinking about turning to gold...and...it's about time start really getting ready to head back to Carriage Manor.

This past summer has seen your Board of Directors meet via Tele-Conference three times. Once in Executive Session and two monthly meetings, each was attended by all Board Members. One of the most important things we did was to take authority of the issuing of permits for Manufactured Homes. We did that for a couple of reasons; first, the last Arizona Legislature passed a bill that said ARC's must have a Board Member as Chairperson. We don't have that in place at this time, but will in October; second, we felt that as more people wanted to be their own contractor the Design Guidelines and permit application process needed to be fine tuned. This is a whole new idea for our park, or any park for that matter, and we want to do it right the first time. That may cause a little slower time line in the beginning, but it will be best for the park in the long run. I personally have a problem with the fact there are not specific guidelines for how Manufactured Homes are to look from street view and blend with newer park models. In my opinion they should look at least as attractive as new park models. So, I think we need to review that portion of the Design Guidelines. Over the years the evolution of Park Models has improved the appearance each new model year. We cannot let Manufactured Homes stop that evolution design process. So today, all Design and Permit applications go to an Ad-Hoc Committee of Vice-President Mike Sisk and former Board Member Larry Johnson. Both of these men are experienced in construction and can make valued judgments as to the street appearance of new Manufactured Homes. That doesn't mean the ARC is less needed. For some time now there was not a member of the ARC in park to rely on, I understand at least one member is back now. So other permit applications for property changes are still ARC's responsibility.

Our Manager, Mary is busy forming our budget for 2013, this will be presented to the BOD in October. We will review her document with possible suggestions for additions or subtractions and then we will hold a public hearing the early part of November for each Association member to make comment, ask questions or request changes. The BOD will then take all those comments and ideas into consideration and we plan on adopting a budget at our November meeting. That will set the agenda for 2013.

In the mean time I'm sure there are still many of you that will spend many days at your homes before heading our direction. So enjoy, stay well and drive safely and as always Gail and I wish you enough!

Bill Whiteman, BOD President

2012—2013 BOARD OF DIRECTORS

OFFICERS

President	Bill Whiteman
Vice President	Mike Sisk
Treasurer	David Ffoulkes-Jones
Secretary	Carl Vinci

DIRECTORS AT LARGE

Ed Martin
George Jensen
Jerry Ottesen

Board of Director's Meeting Schedule

2012-2013

October 17, 2012
November 14, 2012
December 12, 2012
January 9, 2013
February 6, 2013
March 13, 2013
April 10, 2013

Meetings to be held at 2:00 p.m. in Ballroom

MESSAGE FROM THE MANAGER



Good Day to you and yours, I hope this message finds you well. I have a few updates for you; in preparation of the Resort's cable TV being discontinued at the end of the year, we have begun streaming Channel 18 on the website, as highlighted on the Cover Page. We also have a new icon on the main page "Forms" in this area you will find items such as Third Party Agreements, Change of Information, and Design Guidelines. If you have any additional forms you believe would be beneficial to add, please let Administration know.

The CVG installation on LaSalle, Jordan and Rambler is complete; the crack fill is currently underway, and will be followed up with Seal Coat. The BOD has instructed Management to include completing the CVG installation on remaining streets in the 2013 Budget.

I received the updated Broadway/Sossamon Expansion 95% plans last week for review. The attached letter stated the City would be going out to bid on the project October 18th, 2012. I know this project has been in the works for several years, but, it is still a go! I have requested their construction schedule for both preparation of logistics on traffic in and out of the Resort during construction, and budgeting improvements to our entrance upon the City's completion of our exterior walls.

Mary Candelaria
General Manager

PHYSICAL PHACTS



Let's talk trash.....Trash schedule: Sections 1 and 2: Monday and Thursday Section 3: Tuesday and Friday. RECYCLE: Sections 1,2,and 3 Wednesday. Please Have ALL of your items out at the curb by 8 am. Our trash pick up service is for HOUSEHOLD trash only. PLEASE NO trimmings and yard waste. Any trash placed out on Wednesdays WILL be left.

Please remember that ALL of the trash pick up people are Carriage Manor RESIDENTS and treat them with the same RESPECT you would expect to be treated with.

Dave Wright
Properties Manager

CHIEF'S CONCERNS



The heat has been in the record highs during the last few weeks, I have attached some information that I have found very useful during my career in the fire service. If you or anyone else has symptoms of heat exhaustion, it's essential to immediately get out of the heat and rest, preferably in an air-conditioned environment. If you can't get inside, try to find the nearest cool and shady place.

Other recommended strategies include:

- Drink plenty of non-caffeinated and non-alcoholic beverages.
- Remove any tight or unnecessary clothing.
- Take a cool shower, bath, or sponge bath.
- Apply other active cooling measures such as fans or ice towels.

If such measures fail to provide relief within 30 minutes, contact a doctor because untreated heat exhaustion can progress to heat stroke.

Terry Friebohle, Chief of Security

REAL ESTATE UPDATE



If you have been in Carriage Manor recently, you have noticed that things are happening! Good things are happening! In the community, yet another Manufactured Home has arrived, and I must say it is beautiful. Roads are being repaired and the mural at the pool is beautiful.

In the Realty office, it is busy too. Phone calls and email are pouring in for requests for rental property for the fall and winter season. If you have not put your home in the rental pool, it is not too late. I have inspected all homes currently in the list of rentals and have spoken to most of you owners as well, and many of you will be here in Carriage Manor in the next few months to freshen and open up your home in preparation for a tenant for the season. I hope you will stop in to meet me in person when you are here.

As a reminder to all of you who have placed your home with me to manage at Carriage Manor Realty, there are some basics that you are to provide your tenants such as; Electricity, acceptable household goods, and basic TV service of some sort. If you need further assistance in the options that are available for the TV service, please contact me to discuss.

Lastly, I want to thank each of you who have either listed their home or lot for sale or have signed a property management agreement allowing me to rent their property. Carriage Manor and the homeowners here are special and I appreciate you choosing me for your Real Estate needs.

Lisa Benjamin

Carriage Manor Real Estate

Sales and Rental Coordinator

CARRIAGE MANOR REALTY “PICKS OF THE MONTH”



279 MAXWELL \$79,500

If you love light, bright, open, and quality, this home is for you! Very well built and maintained, this home is in top notch condition and priced to sell !



550 GRAHAM \$109,000

If you have been looking for something special to buy, here it is! This gem is beautiful inside. Interior is decorated very well making a dream vacation place

www.carriagemanorrv.com

Election Committee News

It was said recently, "Change, why change?" Change is tough to do especially as we age. Change offers a new prospective on things but sometimes difficult to accept. Once the change has been enacted we are skeptical but pleased at the outcome and wonder why we didn't make the change sooner.

Electronic (E) Voting is a change in how homeowners will be voting for Board of Directors updates to the CC&R's and other issues important to the progress of the Carriage Manor Community. The success of the new method of voting is dependant on you, the homeowner. Your task is to do two things:

1. Make sure the Administration Office has your e-mail.
2. Register on the Carriage Manor website.

If you choose not to take either of these steps, you will have the option to paper vote as has been done in the past.

There will be some openings on the Board of Directors for the 2013 election. Now is the time to start thinking about how you can affect change and be a part of the Carriage Manor Community governing body.

Jean Ingrum

Election Committee Chairperson

Linda's Manorly Marvell's



The summer is winding down and most of the projects are nearing completion. I want to thank all of our full-time residents for the help and support throughout all the projects and a special thanks to Betty for all the help she has given me. It has been a long hot summer and we are all looking forward to a "cool down". We'll take anything under 100 degrees! I look forward to the new season with Happy thoughts for those returning and sad thoughts for those who were lost over the summer.

I would like to remind all of owners who rent their property to please be sure the Administrative Office has received a completed Third Party Agreement prior to your renter arriving. Staff and owners working together make for a pleasant first impression upon the renters arrival.

In closing, I have a question for you;

Why doesn't glue stick to the inside of the bottle?

Looking forward to your return,

Linda Horgan

Office Administrator

September 2012

Sun Mon Tue Wed Thu Fri Sat

						1
2	3 Admin Offices Closed Labor Day Potluck	4 Planet Earth Satellite Lobby 10:00 to Noon	5	6	7 Manager's Forum 10:00 Ballroom	8
9	10	11	12	13 Blood Pressure Clinic 9:00-11:00 AM Classroom	14	15
16	17 Activity Office hours 9:00AM to Noon	18 Planet Earth Satellite Lobby 10:00 to Noon	19	20	21	22
23	24 Activity Office hours 9:00AM to 3:00 PM	25	26	27	28	29
30						

SH—Social Hall
BR—Ballroom
CR—Conference Room